



Entered on Docket  
February 26, 2010

A handwritten signature in black ink that reads "Bruce A. Markell".

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Hon. Bruce A. Markell  
United States Bankruptcy Judge

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7 **WILDE & ASSOCIATES**

8 Gregory L. Wilde, Esq.  
9 Nevada Bar No. 004417  
10 212 South Jones Boulevard  
11 Las Vegas, Nevada 89107  
12 Telephone: 702 258-8200  
13 [bk@wildelaw.com](mailto:bk@wildelaw.com)  
14 Fax: 702 258-8787

15 **MARK S. BOSCO, ESQ.**

16 Arizona Bar No. 010167

17 **TIFFANY & BOSCO, P.A.**

18 2525 East Camelback Road, Suite 300  
19 Phoenix, Arizona 85016  
20 Telephone: (602) 255-6000

21 Wells Fargo Bank, NA as Trustee under Pooling and Servicing Agreement dated as of October 1, 2006  
22 Securitized Asset Back Receivables LLC Trust 2006-NC3 Mortgage Pass-Through Certificates, Series  
23 2006-NC3  
24 10-70004

25 **UNITED STATES BANKRUPTCY COURT**

26 **DISTRICT OF NEVADA**

27 In Re:

28 BK-09-29320-bam

29 Yolanda Sifuentes and Mario Sifuentes

30 Date: 2/9/2010

31 Time: 1:30 pm

32 Debtors.

33 Chapter 13

34 **ORDER VACATING AUTOMATIC STAY**

1 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the Automatic Stay in the  
2 above-entitled bankruptcy proceedings is immediately vacated and extinguished for all purposes as to  
3 Secured Creditor Wells Fargo Bank, NA as Trustee under Pooling and Servicing Agreement dated as of  
4 October 1, 2006 Securitized Asset Back Receivables LLC Trust 2006-NC3 Mortgage Pass-Through  
5 Certificates, Series 2006-NC3, its assignees and/or successors in interest, of the subject property,  
6 generally described as 4765 Lana Drive, Las Vegas, NV 89121, and legally described as follows:  
7

8 The land referred to in this Commitement is situated in the County of Clark, State of Nevada  
9 and is described as follows:  
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11 LOT THREE HUNDRED NINETY SEVEN (397) IN BLOCK NINE (9) OF PLATA DEL  
12 SOL SUBDIVISION #4, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 13 OF  
13 PLATS, PAGE 91, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY,  
14 NEVADA.

15 IT IS FURTHER ORDERED that in the event a Notice of Default has been recorded  
16 against this particular property there can be no sale for ninety (90) days, allowing the Debtor(s) to  
17 submit a copy of this Order to the State of Nevada, Foreclosure Mediation Program, and the Order will  
18 be construed as an agreement between the Secured Creditor and Debtor(s) that they have voluntarily  
19 agreed to a mediation under the Nevada State Foreclosure Mediation Program pursuant to Rule 6 of said  
20 program. The necessary information can be accessed at <http://www.nevadajudiciary.us/>.  
21  
22 //  
23 //  
24 //  
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26 //

1  
2 IT IS FURTHER ORDERED that if the Nevada State Mediation Program rejects the request,  
3 Secured Creditor will do a New Notice of Default.  
4

5 DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2010.  
6

Submitted by:

7 **WILDE & ASSOCIATES**  
8

By:

9 **Gregory L. Wilde, Esq.**  
10 Attorney for Secured Creditor  
11 212 South Jones Boulevard  
Las Vegas, Nevada 89107

12 APPROVED / DISAPPROVED

13 By:

14 David M. Crosby  
15 711 South 8th Street  
Las Vegas, NV 89101  
16 Attorney for Debtor(s)

17 Nevada Bar No: \_\_\_\_\_

18 APPROVED / DISAPPROVED

19 By:

20 Rick A. Yarnall  
701 Bridger Avenue #820  
21 Las Vegas, NV 89101  
Chapter 13 Trustee

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1 In accordance with Local Rule 9021, the undersigned counsel certifies as follows (check one):

2  The court waived the requirements of LR 9021.

3  No parties appeared or filed written objections, and there is no trustee appointed in the case.

4  No parties appeared or filed written objections, and the trustee is the movant.

5  This is a chapter 7 or 13 case, and either with the motion, or at the hearing, I have delivered a  
6 copy of this proposed order to all counsel who appeared at the hearing, and any trustee  
7 appointed in this case, any unrepresented parties who appeared at the hearing, and each has  
8 approved or disapproved the order, or failed to respond, as indicated below:

9 Debtor's counsel:

10  approved the form of this order  disapproved the form of this order

11  waived the right to review the order and/or  failed to respond to the document

12  appeared at the hearing, waived the right to review the order

13  matter unopposed, did not appear at the hearing, waived the right to review the order

14 Trustee:

15  approved the form of this order  disapproved the form of this order

16  waived the right to review the order and/or  failed to respond to the document

17 This is a chapter 9, 11, or 15 case, and I have delivered a copy of this proposed order to all  
18 counsel who appeared at the hearing, and any trustee appointed in this case any unrepresented  
19 parties who appeared at the hearing, and each has approved or disapproved the order, or failed to  
20 respond, as indicated below.

21 Debtor's counsel:

22  approved the form of this order  disapproved the form of this order

23  waived the right to review the order and/or  failed to respond to the document

24  appeared at the hearing, waived the right to review the order

25  matter unopposed, did not appear at the hearing, waived the right to review the order

26 Trustee:

27  approved the form of this order  disapproved the form of this order

28  waived the right to review the order and/or  failed to respond to the document

29 I certify that I have served a copy of this order with the motion, and no parties appeared or filed  
30 written objection.

31 Submitted by:

32 /s/ Gregory L. Wilde, Esq.

33 Gregory L. Wilde, Esq.

34 Attorney for Secured Creditor